App. F. IX-4

Previous References. 1943-44 (War)

W File No. 208-43
Serial Nos. 1 to 10.

Later References.

25

GENERAL AND REVENUE SECRETARIAT

Serial Nos. Ten only

Part B for August 1944.

SUBJECT

Working of the Mysore House Rent Control Order.

B.N. Krishnan
11.8.44.

ಬಾಪೂಜಿಗೋಲಿ

*

ಯುದ್ಧ ನಾನಾ ತರಹೆಯ ಜನರಿಗೆ ನಾನಾ ವಿಧವಾದ ಉಪಕಾರ ಮಾಡಿದೆ. ಆದರೆ ಒಂದು ವರ್ಗದವರಿಗೆ ಮಾತ್ರ ಅದರಿಂದ ಆಗಿರುವ ಮತ್ತು ಆಗುತ್ತಿರುವ ಅಪಕಾರಗಳು ಅನ್ಯಾಯಗಳು ಅಷ್ಟಿಷ್ಟಲ್ಲ. ಸ್ವಂತ ಆಸ್ತಿ ಪಾಸ್ತಿಗಳಿಲ್ಲದ ಬಡವರು, ಮಧ್ಯಮ ವರ್ಗದವರು, ಬಂಡವಾಳಗಾರರಲ್ಲಿ ಚಾಕರಿಗೆ ಇರುವವರು, ಕಾರ್ಮಿಕರು ಮುಂತಾದವರು ಆ ವರ್ಗಕ್ಕೆ ಸೇರಿದವರು

* * *

ಲಾಭ ಬಡಕತನ ಪ್ಲೇಗ್ ಮಾರಿಯಂತೆ ಎಲ್ಲರನ್ನೂ ಆವರಿಸಿಕೊಂಡಿದೆ. ಲಾಭ ಬಡಕತನದಿಂದ ಲಕ್ಷಾಂತರ ರೂಪಾಯಿಗಳನ್ನು ವರ್ತಕರು ಜನರಿಂದ ದೋಚಿಕೊಂಡರು. ಸರ್ಕಾರದವರು ಕಣ್ಣು ಬಿಟ್ಟು ನೋಡುವ ಹೊತ್ತಿಗೆ ಮೇಲೆ ಹೇಳಿರುವ ವರ್ಗದ ಜನರು ಅರ್ಧ ಪಾಪರ್ ಆಗಿಹೋಗಿದ್ದರು. ಕಂಟ್ರೋಲ್ ಗಿಂಟ್ರೋಲ್ ಬಂತು. ಸರ್ಕಾರದ ಅಧಿಕಾರಿಗಳು ತಮ್ಮ ಜೋಡು ಎಲ್ಲಿ ಕಚ್ಚುತ್ತದೆಂಬುದನ್ನು. ನೋಡಿಕೊಂಡು ತತ್ಸಂಬಂಧ ವಸ್ತುಗಳಿಗೆ ಮಾತ್ರ ಕಂಟ್ರೋಲ್ ಜಾರಿಗೆ ತಂದರು.

* * *

ಅಲ್ಲಿಗೊಂದು ಅಧ್ಯಾಯ ಮುಗಿಯಿತು. ಲಾಭ ಬಡಕರಿಗೆ ಉಪಾಯಗಳೇ ಗೊತ್ತಿಲ್ಲವೇನು? ನೀವು ಚಾಪೆ ಕೆಳಗೆ ತೂರಿಕೊಳ್ಳುತ್ತೀರೆ ನಾವು ರಂಗೋಲಿ ಕೆಳಗೆ ತೂರಿಕೊಳ್ಳುತ್ತೇವೆ ಎಂದವರು ಹೊರಟರು. ಯಾವ್ಯಾವ ಸಾಮಾನುಗಳಿಗೆ ಕಂಟ್ರೋಲ್ ಅನ್ವಯಿಸಲ್ಪಡಲಿಲ್ಲವೋ ಆ ಸಾಮಾನುಗಳ ಧಾರಣೆಗಳನ್ನು ಸಿಕ್ಕಾಬಟ್ಟೆ ಏರಿಸಿಬಿಟ್ಟರು. ಅವಕ್ಕೂ ಕಂಟ್ರೋಲ್ ಜಾರಿಗೆ ತನ್ನಿ ಎಂದರೆ, ಸರ್ಕಾರದವರು ಎಮ್ಮೆ ಮೇಲೆ ಮಳೆ ಬಿದ್ದರೆ ಹೇಗೋ ಹಾಗೆ ಅಸಡ್ಡೆಯಿಂದ ಇದ್ದರೆ ಬ್ಲೇಡುಗಳಿಗೆ, ಸಿಗರೇಟುಗಳಿಗೆ, ಔಷಧಗಳಿಗೆ ಅವರು ಕಂಟ್ರೋಲ್ ಅನ್ವಯಿಸಿದ ಮೇಲೆ ತೊಗರಿಬೇಳೆ, ಹೆಣೆ ಹೆಣ್ಣು, ಮೆಣಸಿನಕಾಯಿ, ಕಾಫಿಬೀಜ, ಸೀಗೆಪುಡಿ, ಎಣ್ಣೆ, ಬೆಣ್ಣೆ ತುಪ್ಪ ಇವುಗಳಿಗೂ ಕಂಟ್ರೋಲ್ ಅನ್ವಯಿಸಬೇಡವೇ? ಇಲ್ಲ ವರ್ತಕರು ಈ ಪದಾರ್ಥಗಳಲ್ಲಿ ಲಾಭ ಹೊಡೆದದ್ದೂ ಹೊಡೆದದ್ದೇ. ಅದನ್ನು ಕೇಳುವವರೇ ದಿಕ್ಕಿಲ್ಲ.

* * *

ಅದೊಂದು ಮಾತಾದರೆ, ಮನೆ ಮಾಲೀಕರುಗಳೂ ಲಾಭ ಬಡತನಕ್ಕೆ ಶುರು ಮಾಡಿಬಿಟ್ಟಿದ್ದಾರಂತೆ. ಅವರು ಕೇಳುವ ಬಾಡಿಗೆ ಕೊಡದಿದ್ದರೆ ಬಾಡಿಗೆಗೆ ಇರುವವರನ್ನು ಯಾವುದಾದರೂ ಸಬೂಬಿನ ಮೇಲೆ ಕೊನೆಗೆ ಮಾರಾಮಾರಿ ಜಗಳವನ್ನಾದರೂ ಮಾಡಿ ಮನೆ ಬಿಟ್ಟು ಕದಲಿಸುತ್ತಿದ್ದಾರಂತೆ! ಬಾಡಿಗೆ ಹತೋಟೆ ಶಾಸನವೇನೋ ಇದೆ. ಆದರದು ಕಸದ ಬುಟ್ಟಿಯಲ್ಲಿ ಮಲಗಿದೆ.

ಸೌದೆ ಇದ್ದಿಲಿನವರು ಅರೇ ನಾವೇನ್ರಿ ಪಾಪ ಮಾಡ್ದಿದ್ದು? ನಾವೇಕೆ ಲಾಭ ಸಂಪಾದಿಸಬಾರದು ಎಂದು ಶುರು ಮಾಡಿಬಿಟ್ಟರು. ಸರ್ಕಾರದವರೇನೋ ಸ್ವಲ್ಪಕಾಲ ಡಿಪೋಗಳಲ್ಲಿ ಉಂಡೆ ಸೌದೆಯನ್ನು ರೂಪಾಯಿಗೆ ೩ಮಣದಂತೆ ಕೊಡುತ್ತಿದ್ದರು. ಅದೂ ವಜಾ ಆಗಿ, ಈ ಸೌದೆ ಮತ್ತು ಇದ್ದಿಲು ಗಡಂಗುಗಳವರು ಹೇಳಿದ್ದೇ ಬೆಲೆ, ಕೊಟ್ಟದ್ದೇ ತೂಕ ಮತ್ತು ವ್ಯಾಪಾರ. ಇದ್ದಲಿನ ಮೂಟೆಗೆ ೪ರೂ. ಸೌದೆ ರೂಪಾಯಿಗೆ ೩ಮಣ! ಅಬ್ಬಾ !!

* * *

ತರಕಾರಿ ತಿಗಳರೂ ಶುರುಮಾಡಿದರು ಲಾಭ ಸಂಪಾದನೆಗೆ. ದಿನಕ್ಕೆ ಒಂದೆರಡು ರೂಪಾಯಿ ಕೂಡ ಸಂಪಾದನೆ ಇಲ್ಲದಿದ್ದ ತರಕಾರಿ-ತಿಗಳರು ಅವರ ಜರ್ಬೀನು, ಅವರ ತೀವಿಯೀನು, ಅವರ ಗರ್ವವೇನು — ಸಾವಿರ ಸಾವಿರಗಟ್ಲೆ ರೂಪಾಯಿಗಳನ್ನು ಜಮಾಯಿಸಿಟ್ಟುಕೊಂಡಿದ್ದಾರೆ ಕೈಗೆ ಛಿನ್ನದ ತೋಡಾಗಳನ್ನು ಹಾಕಿಕೊಂಡಿದ್ದಾರೆ. ಜನ ಎಂದರೆ ಅವರಿಗೆ ಹುಲ್ಲಿಗಿಂತ ಕಡೆ.

* * *

ಇವರನ್ನೆಲ್ಲ ನೋಡಿ ಕಾವಾಡಿಗರೂ ಬಲಿತುಕೊಂಡರು ದಿವಸ ದಿವಸಕ್ಕೆ ಅವರು ಧಾರಣೆಗಳನ್ನೇರಿಸುತ್ತ ಇರುತ್ತಾರೆ. ಅವರು ಎಷ್ಟು ನೀರು ಸೇರಿಸಿ ಕೊಟ್ಟರೂ ಅದೇ ಅಷ್ಟು ಹಾಲು! ಗರ್ ಎಂದರೆ ಆ ಹಾಲಿಗೂ ಬಿತ್ತು ಸೊನ್ನೆ. ಏನವ್ಯಾ ದಿನದಿನಕ್ಕೆ ಧಾರಣೆ ಏರಿಸುತ್ತಿದ್ದೀಯಲ್ಲಾ ಎಂದು ನೀವೇನಾದರೂ ಹಾಲಿನವನನ್ನು ಕೇಳಿದಿರೋ ನಿಮಗೆ ಏಳೇಳು ಜನ್ಮಗಳಿಂದ ಹಿಡಿದಿದ್ದ ಪಿಶಾಚಿಯನ್ನವರು ಒಂದೇ ದಿನದಲ್ಲಿ ಬಿಡಿಸುತ್ತಾರೆ ನಿಮ್ಮನ್ನು ಅವರು ಸಂಪೂರ್ಣವಾಗಿ ಶರಣಾಗತ ಮಾಡಿಕೊಳ್ಳುತ್ತಾರೆ.

ಈ ಕಷ್ಟದಲ್ಲಿ ನೀವುಗಳೇನಾದರೂ ನೀವು ಚಾಕರಿಗಿರುವ ಯಜಮಾನರಲ್ಲಿ ಸಂಬಳ ಜಾಸ್ತಿ ಮಾಡಿ ಎಂದೇನಾದರೂ ಗೋಗರೆದರೆ, ಮಾರನೆಯ ದಿನದಿಂದಲೇ ನಿಮಗೆ ಆ ಚಾಕರಿ ಸೊನ್ನೆ. ಮನೆಯಲ್ಲಿ ನೀವೂ ನಿಮ್ಮ ಮನೆ ಮಂದಿಯೂ ಉಪವಾಸ ಸಾಯಬೇಕು.

* * *

ಲಾಭಬಡಕತನ, ಧಾನ್ಯ ಶೇಖರಣೆ ನಿರೋಧ ಶಾಸನ ಇಡೀ ಜನಜೀವನಕ್ಕೆ ತಿಳಿಯಬಹುದಾದ ವಿಶಿಷ್ಟ ಸಾಮಾನು ಸರಂಜಾಮುಗಳಿಗೂ ಅನ್ವಯಿಸಲ್ಪಡಬೇಕಲ್ಲವೇ? ಹೀಗಿರುವಾಗ ಕೆಲವಕ್ಕೆ ಕಂಟ್ರೋಲ್ ಕೆಲವಕ್ಕೆ ಕಂಟ್ರೋಲ್ ಇಲ್ಲ ಎಂದಾಗಿರುವ ಮೇಲೆ ಆ ಶಾಸನದಿಂದ ಜನರಿಗೆ ಏನಾದರೂ ಪ್ರಯೋಜನವಾಗುತ್ತದೆಯೇ? ಇಲ್ಲ ಹಾಗೇನೇ ಬಂತವಾರ ಶಾಸನ ಬರುವವರಿಗೆ ಎಚ್ಚರಿಕೆ ಕೊಡುವುದರಿಂದ ಜನ ಬದುಕಲು ಸಾಧ್ಯವೇ?

* * *

ಆಗಲಿ, ಬಾಗಲಿ. ಇದೆಲ್ಲ ಒಳ್ಳೆಯದಕ್ಕೇ ಮತ್ತು ತ್ವರಿತವಾದದ್ದೊಂದು ಕ್ರಾಂತಿಗೆ ಇವೆಲ್ಲ ಮೂಲಕಾರಣಗಳಾಗಿ ಪರಿಣಮಿಸಿ, ಆ ಕ್ರಾಂತಿ ನ್ಯಾಯ ಸಮ್ಮತವಾಗಿ ಸಮತಾವಾದವೆಂದು ಪರಿಗಣಿಸಲ್ಪಡಲು ಈ ನ ಸಂಭವಗಳಿಂದ ಸಾಧ್ಯವಾಗಿದೆ. ಸಾಮಾನ್ಯ ಪರಿಸ್ಥಿತಿಯಲ್ಲಿ ಲಾಭ ಬಡಕರಿಗೆಲ್ಲ ದಯಾದಾಕ್ಷಿಣ್ಯವಿಲ್ಲದೆ ಶೂಲ ಸಿದ್ಧವಾಗಿದೆ ಸರ್ವಸಮ್ಮತವಾದ ಪ್ರತಿಷ್ಠಾಪನೆಗೆ ಈದಿನದಿಂದ ಅಸ್ತಿವಾರ ಹಾಕಿಡಲ್ಪಡುತ್ತಿದೆ. ಜೋಕೆ!

The Janavani 2.5.44

The Correspondent to The Gossip Column of "The Janavani" complains that the middle class people are put to great hardship owing to the unprecedented rise in the price of necessaries of life and criticises the Government for not controlling the price of articles like Thirthal, Jamarins, chillies, Coffee seeds, Butter and Ghee.

MAY 9 1944
No. 6961

The Rent Control Order exists only in name and even vegetable sellers & milkmen and charcoal sellers have also begun to profiteer to the great discomfort of the poorer Section of the Public. The correspondent urges the need of controlling the prices of all necessaries of life and asks how poor people can live unless the Government issue a warning to the capitalists against profiteering.

He says that all these things are creating an atmosphere favourable to a big revolution and concludes by warning the capitalists against

£ 7210

a

Cein fale in a Socialistic State for the establish-
ment of which foundation is being laid from
now alone.

Submitted
Development Secretary 24 3.5

Min. Hd) Ce 4/5

I would like to have a note
on the working of the Rent
Control Act asp to

Mas 7/5 Ce 9/5

(Under Sec Rev & Wel
W.C) Mins

2672/W 2732/W 2747/W Regarding of Rowse Rents

Continuation Sheet. 2833/W File No. 2863/W Current No. W208 of 43-44. Page. Complaint orders

Subd. with a draft D.Cs
D W 5. calling for a report

SG
10/5/44

1 Issued No. W2644-52 dt 13.5.44 to the D.Cs of Dts

Sis

2 Letter no. J.C. 253/43-44 dt 18.5.44 from the D.M. Tumkur, stating that no case has so far come up for disposal in his Dist under this Order.

Subd for perusal. Replies from others will be awaited

Jma
19/5.

3 Letter no. L. Dis. J1.C.1123/43 dt 17.5.44 from the D.C., Hassan, furnishing the required report.

Reports from other D.Cs. may be awaited.

Subd for perusal.

Jma
23/5/44.
SG

S.L

4 No. L.C.855/43-44 dt 30/5/44 from D.C. Shimoga forwarding the report called for.

Subd. Reports from the other DCs may be awaited.

Jma
SG
3/6/44.

5 Letter no. H.R.C. 24/43-44 dt 1.6.44 from the D.C. Bldre stating the required report in the matter.

Letter no. J3. L. 2528/43-44 dt 2.6.44 from the D.C. Chitaldrug furnishing the necessary report.

Reports from the remaining ~~five~~ four D.Cs. have not been received yet. Subd with a draft reminder for appl.

Jma
6.6.44.
SG

6 Issued No. W2869-72/R dt 8th June 44 to D.Cs Mysore, Mandya, Kolar & Kadur Dts.

Subd

Letter No. L Dis J1. C. 5048/43-44 dy 7.6.44 from the D.C. Kadur Dt. furnishing the required report. T.

Replies from the remaining three D.Cs will also be awaited. Subd for perusal.

9.6.44

Letter No. C.D. 688/43-44 dy 8.6.44 from the D.C. Mysore, enclosing a Slt furnishing the required information. 8

Replies from Mandya & Kolar D.Cs have not been received yet, & they have been reminded very recently. Subd for perusal.

12/6/44

Letter No. J1. C 1267/43-44 dy 9.6.44 from the D.C. Kolar, furnishing the information. 9.

Reply has to be received now only from Mandya D.C. Subd for perusal.

14/6/44

From The D.C. Mangalore. 10.

No JIC 1080/43 dt 14th June 44 stating that only one officer has been registered so far by a DEO Mandya viz. Govt Primary School Teacher Mangalore.

The Replies received from a DCs & DOs are subd for perusal with reference to a PS Minister's minute dt 7th May 44 on the Newspaper extract. Special reports invited by a Few DCs report

INFORMATION
Date 22/6/44.
No. 8298

RS 21/6

wherein he has pointed out certain practical difficulties which are involving Ut provisions of Ut Horse Rgt Control Order

[illegible] 21/6

Forwd with a summary

[illegible] 21/6

OFFICE OF THE MINISTER FOR INDUSTRIES & SUPPLIES
JUN 22 1944
No. 8198

[illegible] 22/6

[illegible] 26/6

P/P
I wd like to see this file again after L.C. session

26/6

28/6/44

Remarks. Please read views & return

RS 8/7

P.A to [illegible]

8/7

OFFICE OF THE MINISTER FOR INDUSTRIES & SUPPLIES
JUL 8 1944
No. 227

5/8

Subd

The D C Block was withdrawn by the
Ct Mar U/S re: the anonymous telephone
Similar action in the City on the basis of
the Ct Mosher Note. It is not known
whether D C Secret Ct Mar was withdrawn
further action is contemplated Nothing in the matter
The file has been returned by Ct U.S. Mar
(RS 24/7) opinion opinion opened by Ct Mar.
Several documents
may be filed

SG.

4 copies

Appendix F. G.—1]

SUBJECT.....

.....

.....

Section War

File No. 208-43.

Serial No. 1.

Diary No. of letter replied to. 2672/W

No. W2644-52

General and Revenue Secretariat

( )

the *194* .

To

The D. Cs of D S

Date of issue. 13th May/44

Signed by.... S.K.V

Sir,

I am directed to request you to kindly forward at an early date a report on the working of the House Rent control orders in the Areas in your Dt. to which it has been extended.

I have etc

for SHP

for Chief Secy

List of enclosures.....

Codied by..... 9/5/15

Examined by.....

WD C4161—GPB—60,000—24-10-41

W 208-43-2

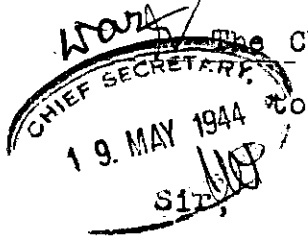
Office of the District Magistrate,
Tumkur District,
Dated, Tumkur the 18th May 1944.

No. J.C.253/43-44.

2732
W

To

The Chief Secretary
to Government, Bangalore.



Sir,

With reference to your letter No. W.2644-52 dated 13th May 1944 regarding the working of the House Rent Control Order in the District, I have the honour to state that no case has so far come up for disposal in this District under the above Order.

I have the honour to be,
Sir,
Your most obedient servant,

N. MacDonald

District Magistrate

M.J.M.

W 208-43-3. 27/7/W.

No. L.Dis.Jl.C.1123/43.

Office of the Deputy Commissioner,
Hassan District,
Dated, Hassan, the 17th May 1944.

From

H. Niranjanraj Urs., Esq., B.A.,
Deputy Commissioner,
Hassan District, HASSAN.

To

V. Vedavyasacharya, Esq., B.A.,
Chief Secretary to Govt. of Mysore,
B A N G A L O R E .

Sir,

With reference to your letter No.W.2644-52 dated 13-5-44, calling for a report on the working of the House Rent control Order in the areas of this District, to which it has been extended, I have the honour to state as follows:-

1. The House Rent control Order has been extended only to Hassan and Arsikere Towns.

2. Ever since the order was passed, no cases from Arsikere Town came up for disposal. 2 cases of Hassan Town were filed in my court, one during 1942-43 and the other during the current year. In one case, the tenant had prayed that the rent of his house might be fixed and that his tenancy might be continued. Asthe tenant was transferred from Hassan, the proceedings abated. In the other case, the land Lord prayed that the rent payable by the tenant be fixed and the tenancy terminated. But as the parties settled the matter ouf of court, the proceedings were dropped.

I have the honour to be,
Sir,
Your most obedient Servant,

17/5 H. Niranjan Raj
Deputy Commissioner, Hassan.

HKB.

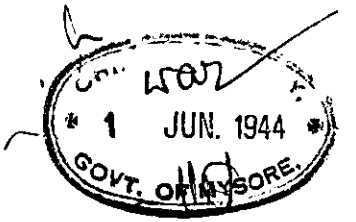
W.208-43-4 2839 W

No.J1.C.885/43-44.
Encls: 2.

Office of the Deputy Commissioner,
Shimoga District,
Shimoga, dated the 30th May 1944.

To

The Chief Secretary to the
Government of Mysore,
BANGALORE.



Sir,

I have the honour to forward herewith a report of the working of the Mysore House Rent Control Order 1942, in the Shimoga District, as desired in your letter No.W.2664-52 dated 13th May 1944.

I have the honour to be,
Sir,
Your most obedient servant.

Deputy Commissioner,
Shimoga District.

CRR/1.

Statement showing the No. of cases instituted, disposed of and pending under the Mysore Rent Control Order 1942, in the Shimoga District.

Cases instituted.	Disposed Of.		Total	Balance.	
	By dismisal of application	By allowing the petition.			
9	6*	1	7	2	* Out of 6 cases disposed of by rejection of petitions, 4 applications were dismissed as not maintainable.

DEPUTY COMMISSIONER
SHIMOGA DISTRICT.

CRR/2.

Report on the working of the House Rent Control Order 1942 in the Shimoga District.

The Mysore House Rent Control order 1942, came into force with effect from 16-6-1942 as per Notification No.3523-W. dated 16th June 42.

Under sub clause (3) of clause, of the Mysore House Rent Control Order 1942, Govt. extended the provisions of the said order to Shimoga Town and Sagar Town in this District in Notification No.731-W. dated 1st August 1942.

The provisions of the said order have since been extended to Bhadravati Town (Old Town) in Notification No.W.2367-W.184-43-2 dated 14th April 1944.

During the year under report, 9 applications were received from landlords and ~~tenants~~ servants of which 7 applications were disposed of leaving a balance of 2 cases.

The details of cases disposed of:-

Out of 7 applications disposed of 3 applications were filed by the Landlords under Rule 8 Cl.(2) of the Mysore House Rent Control Order 1942, for disallowing the extension or creation of the tenancy demanded by the tenants. In one case there was no good ground for allowing the application and making available the building(house) required for the owner and therefore the petition was dismissed. In one case, order was passed directing the servant to vacate the house in which he was put up and make it available to the Landlord as the house was required for the bonafide use of the landlord. In another case, the tenant himself reported to the controller that he vacated the house and handed over possession of the same to the Landlord and therefore there was no need to proceed further

In the remaining 4 cases disposed of, the tenants applied to the controller for directing the Landlords not to distrub them from ~~vacating~~ the houses and requesting for extension of the tenancy. All these 4 applications were dismissed as not maintainable under Rule 8 Cl.(2) of the Mysore House Rent Control order 1942.

The pending 2 cases are recent ones filed during the month of May 44

No cases were taken up in appeal to the Revenue Commissioner in Mysore.

M.S. Ramachandra
Deputy Commissioner,
Shimoga District.

CRR

W 208-43-5. 2856/W

Tel. Address :—Depcom.
CHITALDRUG.

In reply, please refer to
No J3..L.2528/43-44.
Enclosures :

OFFICE OF THE DEPUTY COMMISSIONER,
CHITALDRUG DISTRICT,

Dated Chitaldrug, 2nd June, 1944.

FROM

A.C. Nirvani Gowda, Esq., B.A.,
Deputy Commissioner,
Chitaldrug District.
CHITALDRUG.

To

V. Vedavyasacharya, Esq., B.A.,
Chief Secretary to Government,
BANGALORE.

Sir,

With reference to your letter No.W.2644-52, dated, 13-5-1944 calling for a report on the working of the House Rent Control Order in this District, I have the honour to state that the provisions of the said order were extended to the Towns of Chitaldrug, and Davangere and Harihar in Government Notification No.731/40, dated 1-8-1942. Five applications were received in this District in the matter but on issue of notices, to the parties concerned from this office, the disputes have been got settled amongst themselves, in four cases without requiring the aid of this office. Only one case is pending.

The extension of the order to the above towns in this District has had the desired effect in controlling the rent of buildings to a great extent.

I have the honour to be,
Sir,
Your most obedient servant,

A.C. Nirvani Gowda
Deputy Commissioner,
Chitaldrug District.

SPH.

W 208-43-6.

H.R.C.24/43-44.

Office of the Deputy Commissioner,
Bangalore District,
Dated, Bangalore, 1st June 1944.

2863/W

From

Mahomed Ismail Sheriff, Esq., B.A.,
Deputy Commissioner,
Bangalore District,
Bangalore.

To

V. Vedavyasacharya, Esq., B.A.,
Chief Secretary to the Government of
His Highness the Maharaja of Mysore,
Bangalore.

Sir,

Subject:- Working of the House Rent Control Order, in Bangalore District.

"P" With reference to your letter No.W.2644-52 dated 13-5-44, calling for a report on the working of the House rent Control order in the area in this district, I have the honour to enclose herewith a report on the above subject, for kind reference.

War

CHIEF SECRETARY. 5 JUN 1944 GOVT. OF MYSORE.

I have the honour to be,

Sir,

Your most obedient servant,

Deputy Commissioner,
Bangalore District.

GSS.

Report on the Working of the House Rent Control Order in Bengalore District.

Introduction:- The order came into force in accordance with Government Notification No.3523-W dated 16-6-42 and came into effect in Bangalore District, from 1-8-42.

Application:- In Bangalore District, the order is applicable to Bangalore city and all the taluk head quarters vide notification No.731-W dated 1-8-42.

Institutions:- Since the time the order came into force in this district 215 cases were registered of which 203 cases were disposed of leaving a balance of 12 cases for disposal during the current month.

During the period under report 165 cases have been registered so far. Of these 153 cases have been disposed of leaving a balance of 12 cases for disposal. The details for the disposal of cases are noted below:-

No. of cases in which extension was allowed	58.
No. of cases in which extension was disallowed.	47.
No. of cases in which petitions were dismissed, struck off or withdrawn.	48.

It may be mentioned in this connection that in addition to the above cases, numerous applications had been received from the tenants, requesting relief under the house rent control order and complaining against the attitude of the landlords in the matter of water supply, electric power, and other sundry inconvenience. Since the house rent control order is not comprehensive enough to entertain complaints of the above nature, these petitions were taken up on the miscellaneous side and dealt with calling for reports from the police whenever necessary. In cases where actual mal-treatment of the tenant by the landlord was brought to notice, the land-lords were warned through the police, not to give room for any breach of peace and advising them to have recourse to civil court if they felt aggrieved.

Amendments:- As per notification No.W.1935-W.157-43 dated 21-2-44, it was ordered that in Bangalore and cities, the marginally noted amendments may be ins

The following shall be inserted between the words "means" and "a building". In Bangalore and Mysore cities any building or part of a building suitable for any purpose for any

for any residential or non residential and elsewhere.

may be inserted and as a consequence of this application from land lords for eviction of tenants from business premises etc., also became maintainable and so far, six such cases were filed and three of them have already been disposed of.

General:- An experience of the working of the House Rent Control Order has shown that in effect the function of the Deputy Commissioner has been reduced to that of granting permission to the landlords to seek relief in Civil Courts when the notice of extension of tenancy was not permissible under the House Rent Control Order. In their letter No. W-1665-73 dated 28-1-44 Government have forwarded legal opinion which says that the House Rent Controller cannot get the order executed by ordering the vacation at the control the allowed period under term of prosecution. If the intention of is only a preliminary examination of the parties to see if they may be permitted to file a Civil suit for enforcing their rights of extension of tenancy or otherwise such a function can perhaps be best administered by the Civil Courts themselves. When an order passed by the House Rent Controller cannot be enforced strictly, then beyond creating a spirit of disrespect to an order passed by a Competent Authority under the provisions of the Defence of India Rules, no other purpose is served.

Under Rule 8 of the Order, the period for which a tenant can claim extension of tenancy is from 6 to 12 months. As the housing difficulty is sure to continue till the conclusion of the War, it may perhaps be better to fix up the limit of tenancy up to the duration of the war.

Deputy Commissioner,
Bangalore District.

GSS.

W 208-43-7.

2885
W

No.L.Dis.J1.C.5048/43-44.

Office of the Deputy Commissioner,
Kadur District,
Dated, Chikmagalur, 7th June 1944.

From

The Deputy Commissioner,
Kadur District, Chikmagalur.

To

The Chief Secretary to the Government of Mysore,
Bangalore.

Sir,

Subject: Report on the working of the House Rent Control Order - 1942.

With reference to your letter No.W.2644-52 dated 13-5-1944, on the above, I have the honour to state as follows:-

The provisions of the House Rent Control Order 1942, were extended on the towns of Chikmagalur and Tarikere only, in this District by Government Notification No.731 W. dated 1-8-1942. Since the promulgation of the said Order no applications have been received in this office seeking redress against violations of the provisions of the Rent Control Order. But as it came to my notice that there was a general scarcity for houses at Chikmagalur owing to the demand of exorbitant rent by the House owners an order was issued in this office notification dated 28-2-1944, under Rule 81 (2) (bb) of the Defence of India Rules imposing certain restrictions on the enhancement of rent, termination of tenancy etc. This order was passed with a view to secure houses for Government servants who were otherwise put to much difficulty and was based on orders promulgated in Madras and C & M Station. Out of the four applications received in this office under the last said notification 3 have been disposed of granting permission to the House owners

P.t.o

to sue their tenants for rent and eviction and one application is pending for appearance of the Respondent.

The House Rent Control Order has on the whole had a deterrent effect in preventing raising of rents.

I have the honour to be,
Sir,
Your most obedient servant,

Deputy Commissioner,
Kadur District.

RKN.

W 208-43-8. 2914 W

No.C.D.688/43-44. Office of the Deputy Commissioner,
Encl.1 Mysore District,
Dated, Mysore, 8th June 1944.

From

C.M.H. Ranajodha Singh, Esq., B.A.,
Deputy Commissioner,
Mysore District,
Mysore.

To

V. Vedavyasacharya, Esq., B.A.,
Chief Secretary to the Government
of Mysore, Bangalore.

Sir,

With reference to your letter No.W.2644-52 dated 13-5-44 calling for report on the working of the House Rent Control Order in this District, I have the honour to state that the provisions of the Order have been extended only to Mysore City as per Government Notification No.1340/W dated the 28th August 1942. The enclosed statement shows the number of applications received and disposed of since the date of the House Rent Control Order.

I have the honour to be,
Sir,
Your most obedient servant,

Deputy Commissioner,
Mysore District.

CHIEF SECRETARY. 10 JUN 1944 GOVT. OF MYSORE.

Statement showing the number of applications received and disposed of since the date of House Rent Control in the District of Mysore.

Sl. No.	No. of applications received.	No. of applications disposed of.	No. pending.	Remarks.
1.	160.	120.	40.	In 48 cases permission was granted to the landlords to take ejectment proceedings in in Civil Court. In 22 cases time was granted to the tenants to vacate the house. In 16 cases permission was granted for recovery of rent only. Extension of tenancy was allowed in 10 cases. 6 cases related to purely civil disputes. In two cases orders of civil Court are awaited. The remaining 16 cases ended in compromise. Appeals were preferred in 2 cases against the order of this office, to the Revenue Commissioner in Mysore, Bangalore. In one case where time had been granted to the tenant to vacate the house, the order of this office was upheld, with the modification that further time was granted. In the other case where the landlord had been refused permission to take ejectment proceedings the order of this office was set aside by the Revenue Commissioner and the case was remanded for disposal. Hence this case was taken up again, and orders passed granting time to the tenant for vacating the house.

Deputy Commissioner,
Mysore District.

8.6.44.

W 208-43-9. 2927/W

C. F. No. 46] **GOVERNMENT OF MYSORE**

No.Jl.c.1267/43-44 OFFICE OF The District Magistrate,
Encls. Kolar District.

Date 9th J u n e 1944.

To

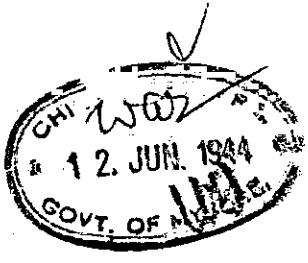
The Chief Secretary to Government of Mysore,

B a n g a l o r e.

Sir,

Sub: Working of the " House rent control order in certain ~~arrears~~ areas in this District to which the order has been extended.

With reference to your letter No.W.2644-52 dated 13th May 1944 and subsequent reminder dated 7th June 1944 on the above subject, I have the honour to state that no complaints were preferred to this office under the said order from any of the areas to which the order has been extended in this District.



I have the honour to be,
Sir,
Your most obedient servant,

For District Magistrate,
Kolar District.
(Absent from Head Quarters).

W 208-43-10 2988

No.Jl.C.1080/43 Office of the Deputy Commissioner,
Mandya District,
Dated, Mandya the 14th June 1944.

From

Mir Safdar Hussain, Esq., B.A.,
Deputy Commissioner, Mandya.

To

V. Vedavyasa Charya, Esq., B.A.,
Chief Secretary to Government,
BANGALORE.

Sir,

With reference to your letter No. W. 2644-52 dated the 13th May 1944 calling for a report on the working of the House Rent control order in this District, I have the honour to state that the only place to which this order has been extended in this District is Mandya town and only one application has been registered recently by the District Education Officer Mandya, in connection with the house engaged in the town extension for the purpose of the Government Primary Boys School and is pending enquiry.

I have the honour to be,
Sir,
Your most obedient servant,

Mir Safdar Hussain.
Deputy Commissioner,
Mandya District.

KRV/-

MYSORE HOUSE RENT CONTROL ORDER 1942.

The Mysore House Rent Control Order 1942 has been extended to the following places in the Mysore State. It applies to residential or non-residential accommodation in Bangalore and Mysore Cities only and to residential accommodation only in other places.

Hassan District	Hassan and Arsikere
Shimoga District	Shimoga Town, Sagar Town, Bhadravathi Old Town
Chitaldrug Dist.	Chitaldrug, Davangere, Harihar
Bangalore Dist.	Bangalore City and all Taluk Headquarters Whitefield
Kadur District	Chikmagalur, Tarikere
Mysore District	Mysore City
Kolar District	Kolar Town, Chintamani, Chikballapur, K.G.F. Bowringpet
Tumkur District	Tumkur, Madhugiri, Tiptur, Gubbi, Kunigal
Mandya District	Mandya Town only

The statement (consolidated) gives an idea of the number of applications received in the various districts, the number disposed of, etc.

District	Number of applications received	Disposed of	Remarks
Tumkur	Nil	Nil	
Hassan	2	2	In 1 case proceedings abated since the tenant was transferred and the other case settled out of court
Shimoga	9	7	6 cases dismissed 1 case allowed
Chitaldrug	5	4	4 settled by the parties amongst themselves only;only one case pending
Kadur	4	3	
Mysore	160	120	
Kolar	Nil	Nil	
Mandya	1		1 application recently received from the District Educational Officer, Mandya, regarding Primary Boys School. The Order does not apply to non-residential accommodation in Mandya Town. The application is pending with the Deputy Commissioner.
Bangalore	215	203	Balance 12.

It is seen that only in Bangalore and Mysore Cities the largest number of applications have been filed. Under the Order the Controller has power to give extension of time to the tenants to vacate in deserving cases. If the owner wants his house for his personal use and the Deputy Commissioner is satisfied that the owner requires it as such the application is rejected. But if the tenant refuses to vacate even when tenancy is not continued by the Controller the owner's remedy is only to go to a Civil Court for evicting the tenant. The Deputy Commissioner, Bangalore, has pointed out the above difficulty and suggests giving wider powers to the Controller by making suitable amendments to the Order.

44.